

**FINDINGS - EXHIBIT A**  
**DRC2014-00141 Pace Homes LLC.**

Environmental Determination

- A. The project qualifies for Class 3 Categorical Exemptions pursuant to State CEQA Guidelines Section 15303 because it involves the construction on a new single family dwelling, on an existing lot, within an urbanized area and will not require the removal of native trees or vegetation. This categorical exemption includes the conversion of the proposed residence into a vacation rental. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from proposed project.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project and use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the residential use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the construction of a single family dwelling does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The establishment and subsequent operation of the residential vacation rental will not be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed residential vacation rental does not generate activity that presents a potential threat to the surrounding property and buildings. The operational standards for vacation rentals as set forth in Coastal Zone Land Use Ordinance section 23.08.165 have been added as conditions to this project. Because these standards further limit parking requirements and number of occupants, and require the designation of a 24 hour property manager contact, potential impacts to surrounding property owners can be avoided. The proposed conditions of approval have routinely been added to other minor use permits for establishment of vacation rentals.
- F. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the single family dwelling is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Juanita Road, a road constructed to a

## ATTACHMENT 1

level able to handle any additional traffic associated with the project. Additionally, the proposed residential vacation rental includes a condition that all parking associated with the residential vacation rental shall be entirely on-site, in a garage, driveway or otherwise out of the roadway.

### Airport

- G. The proposed project was referred to the Airport Land Use Commission (ALUC) for review. The ALUC found this project consistent with the Airport Land Use Plan (ALUP) because the proposed development and use of the property are required to satisfy all ALUP requirements regarding general land use, noise, safety, airspace protection, and overflight.